

**PLANNING AND ZONING COMMISSION  
STAFF REPORT**

**February 4, 2010**



**RP 10-02: proposed Replat in Block 27 of Bryan Original Townsite**

**SIZE AND LOCATION:** 1.52 acres of land bounded by North Texas Avenue, East William Joel Bryan Parkway, North Washington Avenue and East 24<sup>th</sup> Street

**LEGAL DESCRIPTION:** Lots 1 thru 10 in Block 27 of the Bryan Original Townsite as well as abandoned public street right-of-way for North Washington Avenue and abandoned public alley right-of-way in Block 27 of Bryan Original Townsite

**EXISTING LAND USE:** offices, automobile service station, vacant lots, surface parking lots

**ZONING:** Downtown Civic District (DT-C)

**APPLICANT(S):** Central Texas Properties, Ltd.

**AGENT:** Kerr Surveying, LLC

**STAFF CONTACT:** Julie Fulgham, Senior Planner

**LOCATION MAP AND AERIAL PHOTOGRAPH:**





### **PROPOSED RESUBDIVISION:**

With this replat, the applicant, Central Texas Properties, Ltd. is proposing to replat 1.52 acres of land in downtown Bryan into two lots (proposed Lots 1R and 10R in Block 27 of the Bryan Original Townsite). On January 26, 2010, the City Council approved abandonment of the alley right-of-way in Block 27. The Council is scheduled to consider the requested abandonment of a portion of North Washington Avenue during its meetings on February 23 and March 9, 2010. The Planning and Zoning Commission unanimously recommended approving that request during its meeting on January 21, 2010.

The subject property is currently zoned Downtown – Civic District (DT-C) and occupied by County offices, an automobile service station and off-street parking areas. The new lots are proposed to accommodate the existing county offices as well as a new combined retail and automobile service station on proposed Lot 10R.

### **RECOMMENDATION:**

This proposed replat conforms to all applicable codes and ordinances. The Site Development Review Committee and staff recommend **approving** this replat request **subject to the following condition:**

- City Council's final approval to abandon public street right-of-way for North Washington (as it has been requested with case no. RA10-01).